

A U S T I N C I T Y C O U N C I L

**AGENDA**

#36



Thursday, May 25, 2006

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**Public Works**  
**RECOMMENDATION FOR COUNCIL ACTION**

**Subject:** Authorize negotiation and execution of a professional services agreement with PARSONS BRINCKERHOFF QUADE AND DOUGLAS, INC., Austin, TX, for providing professional planning services for Transit-Oriented District Station Area Planning, in an amount not to exceed \$450,000.

**Amount and Source of Funding:** Funding is available in the Fiscal Year 2005-2006 Capital Budget of the Neighborhood Planning and Zoning Department.

**Fiscal Note:** A fiscal note is attached.

**For More Information:**

**Prior Council Action:** The Council approved the Transit-Oriented District Ordinance on May 19, 2005. The Land Use and Transportation Committee reviewed the Station Area Planning Scope of Work in September 2005.

**Purchasing Language:** Best qualification statement of eight received.

**MBE/WBE:** 20% MBE and 15% WBE subcontractor participation.

**Additional Backup Material**

(click to open)

- M/WBE Subgoals
- Evaluation Matrix

In November 2004, voters residing within the boundaries of the Capital Metropolitan Transportation Authority (CMTA) service area approved a 32-mile Northwest Commuter Rail line connecting the cities of Austin and Leander. Commuter rail is scheduled to begin service in 2008.

In May 2005, the Austin City Council approved a Transit-Oriented District (TOD) ordinance. The ordinance defines TOD boundaries for five commuter rail stations and one bus rapid transit park and ride facility within the City of Austin, establishes interim development regulations and goals for affordable housing within the TODs, and defines general parameters for a Station Area Planning process.

The City of Austin issued a Request for Qualifications (RFQ) seeking a consultant team to develop Station Area Plans for the areas surrounding the TODs in December 2005. Eight firms submitted proposals and three firms were short-listed and interviewed. The recommended consultant has extensive national and international experience with Transit-Oriented Development and Station Area Planning.

This request allows for the development of a professional service agreement with the recommended firm. Anticipating additional future TODs, the Scope of Services referenced up to six commuter rail stations along the rail line and up to three bus rapid transit stations. Staff

recommends maintaining flexibility to incorporate additional Station Area Plans into the consultant's contract as new TODs are designated by the City Council not to exceed the number of stations identified in the Scope of Services or available funding. If additional scope of work in conjunction with the station area plans arise, we will return to City Council for additional authorization.

Should the City be unsuccessful in negotiating a satisfactory agreement with the recommended firm, negotiations will cease with that firm. Staff will then return to Council and request authorization to begin negotiations with the alternate recommendation listed below.

Notification of issuance of a Request for Qualifications (RFQ) for the subject services was sent to 222 firms on December 22, 2005. The RFQ was obtained by 62 firms, and eight firms submitted qualification statements. None of the firms were certified M/WBE firms. Of the eight firms evaluated, three firms were short-listed and interviewed. Interviewing of the short-listed firms results in the following recommendation.

Participation subgoals stated in the solicitation were 1.7% African American; 9.5% Hispanic; 4.7% Asian Americans; 14.2% WBE. Both the recommended firm and the alternate firm provided an M/WBE Compliance Plan that met the goals of the solicitation and was approved by the Department of Small and Minority Business Resources.

**RECOMMENDED FIRM: PARSONS BRINCKERHOFF OUADE & DOUGLAS, INC. – Total Participation:**

**NON-M/WBE TOTAL – PRIME** 55.00%  
**Parsons Brinckerhoff Ouade & Douglas, Inc., Austin, TX** 55.00%

**MBE TOTAL – SUBCONSULTANTS** 20.00%

**African American Subtotal** 5.00%  
**EB) Carter Design Associates, Austin, TX** 5.00%  
 architect services-professional, planning urban-community, regional, areawide, state

**Hispanic Subtotal** 10.00%  
**MH) CasaBella Architects, Austin, TX** 10.00%  
 architect services-professional, planning urban-community, regional, areawide, state

**Asian American Subtotal** 5.00%  
**MA) Raymond Chan & Associates, Inc., Austin, TX** 5.00%  
 civil engineering, traffic and transportation, environmental impact studies

**WBE TOTAL – SUBCONSULTANTS** 15.00%

**EB) Group Solutions RJW, Austin, TX** 12.00%  
 communications, public relations consulting

**FR) Third Land Inc., Austin, TX** 3.00%  
 architect services-professional, landscape architecture, planning urban, urban planning

**NON M/WBE TOTAL – SUBCONSULTANTS** 10.00%

**Mex Garvin & Associates, Inc., New York, NY** 5.00%  
 planning urban-community, regional, areawide and state, urban planning

**Bay Area Economics, Emeryville, CA** 5.00%  
 finance/economics consulting

**ALTERNATE FIRM: ROMA DESIGN GROUP – Total Participation:**

<b>NON M/WBE TOTAL – PRIME</b>	<b>62.00%</b>
<b>ROMA Design Group, San Francisco, CA</b>	<b>62.00%</b>
<b>MBE TOTAL – SUBCONSULTANTS</b>	<b>18.00%</b>
<b>African American Subtotal</b>	<b>2.00%</b>
<b>EB) Adisa Public Relations, Austin, TX</b> <b>(advertising/public relations, newspaper and publishing, communications)</b>	<b>2.00%</b>
<b>Hispanic Subtotal</b>	<b>11.00%</b>
<b>MH) Cotera+Reed Architects, Austin, TX</b> <b>(architect services-professional, planning urban-community,</b> <b>regional, areawide and state, planning, site-installation and project)</b>	<b>10.00%</b>
<b>MH) Jose E. Martinez &amp; Associates, Austin, TX</b> <b>(communications, public relations consulting, urban planning)</b>	<b>1.00%</b>
<b>Asian American Subtotal</b>	<b>5.00%</b>
<b>Alan Y. Taniguchi Architects &amp; Associates, Inc., Austin, TX</b> <b>(architect services-professional)</b>	<b>5.00%</b>
<b>WBE TOTAL – SUBCONSULTANTS</b>	<b>15.00%</b>
<b>ER) WHM Transportation Engineering, Austin, TX (land development and planning,</b> <b>traffic and transportation, transit management and operations services)</b>	<b>7.90%</b>
<b>ER) Urban Design Group, Austin, TX (civil engineering, environmental,</b> <b>and development and planning, environmental impact studies)</b>	<b>7.10%</b>
<b>NON M/WBE TOTAL – SUBCONSULTANTS</b>	<b>5.00%</b>
<b>Economic &amp; Planning Systems, Inc., Berkeley, CA</b> <b>(planning urban-community, regional, areawide and</b> <b>state, land development &amp; Planning)</b>	<b>5.00%</b>

**Public Works Department  
Evaluation of Consultant Qualifications**

Composite

Received:

January 30, 2008

Project:

Transit-Oriented District Area Planning - Release

**EVALUATION MATRIX**

Project Manager:

George Adams

Firm (or Joint Venture)	Item 1 [Yes or No] M/WBE Goals met or G.F.E.	Item 2 [Yes or No] Prime Firm's EEO Program	Item 3 [24] Experience of Project Manager (10) / Principal (8)	Item 4 [15] Experience and Availability of Proposed Staff	Item 5 [15 w/subs] [30 w/o subs] Prime Firm's Comparable Project Experience	Item 6 [15 w/subs] [0 w/o subs] Subconsultant Firm's Comparable Project Experience	Item 7 [8] Team's Experience with Austin Issues	Item 8 [12] Team's Structure and Project Approach	Item 9 [11] COA Experience with Prime	Item 10 [100] SUB TOTAL	Item 10 [25] Optional Interview	Item 10 [125] TOTAL POINTS
Parsons Brinkerhoff Quade & Douglas, Inc.	Yes	Yes	19.5	11.3	14.0	10.5	6.7	10.2	11.0	83.2	20.9	104.1
ROMA Design Group Heikmuth, Obata + Kassabaum, LP (HOK)	Yes	Yes	18.7	11.3	12.5	11.5	7.3	9.8	11.0	82.2	19.8	102.0
RTKL Associates, Inc.	Yes	Yes	19.7	12.5	12.8	12.2	6.7	8.8	11.0	83.7	18.3	101.9
LandDesign, Inc.	Yes	Yes	18.7	11.2	12.7	10.7	6.0	5.7	11.0	75.8		75.8
Land Design Studio, LP	Yes	Yes	18.8	11.8	9.3	10.3	5.8	8.7	11.0	73.8		73.8
Design Collective, Inc.	Non-compliant	Yes	13.8	9.5	6.3	8.8	5.3	6.5	11.0	61.3		61.3
Perspectiva	Non-responsive	No	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0